

**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Planning Aide  
**DATE:** March 12, 2008

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2008-001 (T-MOBILE WIRELESS COMMUNICATION FACILITY)**

**LOCATION:** 808 Lake St., 92648 (Northeast corner of Indianapolis Ave. and Lake St. - Southern California Edison utility substation)

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**Applicant:** Monica Moretta, One Venture, Suite 200, Irvine, CA 92618

**Property Owner:** Jacqueline Murray, for Southern California Edison, 4900 Rivergrade Road, Building #2-B 1<sup>st</sup> Floor, Irwindale, CA 91706

**Request:** To permit the installation, operation, and maintenance of a wireless communication facility, consisting of a 60' tall monopalm (an antenna pole designed to simulate the appearance of a palm tree) and associated equipment.

**Environmental Status:** This request is covered by Categorical Exemption, Section 15301, Class 1(b), California Environmental Quality Act.

**Zone:** RMH-A Sub-district (Medium High Density Residential – Small Lot sub-district)

**General Plan:** RMH-25-d (Residential Medium High Density – Maximum 25 units per acre)

**Existing Use:** Southern California Edison utility substation

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**RECOMMENDATION:** Staff recommends approval of the proposed project based upon the following findings:

### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project proposes a minor alteration of private facilities and involves negligible expansion of use beyond that existing at the time of the lead agency's determination.

### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-001:**

1. Conditional Use Permit No. 2008-001 for the establishment, maintenance and operation of a wireless communications facility consisting of a 60 foot tall 'mono-palm' (an antenna pole designed to simulate the appearance of a palm tree) and associated equipment will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed facility will be located within an existing Southern California Edison utility substation and will not generate noise, traffic, or demand for additional parking above that which already exists on the subject site. Additionally, the facility is designed to blend into the surrounding environment as an antenna pole simulating the appearance of a palm tree.
2. The conditional use permit will be compatible with surrounding uses because the antennas and support structure are designed to appear like a palm tree to blend into the surrounding environment. Furthermore, other utility structures that exist on site are of equal height or higher than the proposed 'mono-palm'. The equipment cabinets will be completely screened from public view by an existing eight foot high block wall that encloses the utility substation along public rights-of-way.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance including the provisions of HBZSO Section 230.96. Wireless Communication Facilities are allowed to exceed the maximum height of the base zoning district with approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RMH-25-d (Residential Medium High – Maximum of 25 dwelling units per net acre – Special Design Standards Overlay) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

L.U.2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

L.U. 2.1.1: Plan and construct public infrastructure and service improvements as demand necessitates to support the land uses specified in the Land Use Plan (as defined in the Circulation and Public Utilities and Services Elements of the General Plan).

U.5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.

U.5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The proposed facility will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. In addition, the proposed antenna is designed to simulate the appearance of a palm tree. The location of accessory structures will be screened entirely from public view by existing landscaping and perimeter block wall. The visual impacts of the antenna will be reduced by utilizing stealth techniques to blend into the surrounding environment.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-001:**

1. The site plan, floor plans, and elevations received and dated January 10, 2008 shall be the conceptually approved design with the following modifications:
  - a. Revise the site plan (Sheet C-1) to identify the proposed materials of the five foot wide pathway providing access to the wireless communication facility's lease area.
  - b. Revise the elevation plan (Sheet A-3) to depict the height of the proposed outdoor equipment cabinets.
  - c. Revise the elevation plan (Sheet A-3) to reduce the overall height of proposed security fencing to eight feet high.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.